

COMMISSION MEETING MINUTES

Indiana Fire Prevention and
Building Safety Commission
Government Center South
302 W. Washington Street
Indianapolis, Indiana 46204
Conference Center Room B

January 5, 2016

Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Vice-Chairman Mitchell at 9:00 a.m. on January 5, 2016.

(a) Commissioners present at the Commission meeting:

Ron Brown
Gregory Furnish
Kevin Goeden, representing the Commissioner, Department of Labor
Todd Hite, representing the Commissioner, Department of Health
James Hoeh
James Jordan
Matt Mitchell
Patrick Richard
Jessica Scheurich
Craig Von Deylen

(b) Commissioners not present at the Commission meeting:

John Hawkins, Chairman

(c) The following departmental and support staff were present during the meeting:

Legal and Code Services

Dean Illingworth, State Building Law Compliance Officer
Denise Fitzpatrick, Code Specialist
Beth Sutor, Secretary

2. Old Business

Vice-Chairman Mitchell called for any corrections or a motion for approval for the November 4, 2015, minutes. Commissioner Richard moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried. Vice-Chairman Mitchell then called for corrections or a motion to approve for the December 1, 2015, minutes. Commissioner Hoch moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

3. Third Party

NTA Inc.
305 N. Oakland Ave.
P.O. Box 480
Nappanee, IN 46550

Kevin Troy, Fire and Building Code Enforcement, introduced the application and recommended approval. Commissioner Brown moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

4. Discussion of 360 Services Interpretation request

Tenley Drescher-Rhoades, of Faegre Baker Daniels, and Don Workman, of 360 Inspections, addressed the Commission. The company, 360 Inspections, had been told by Chief Rodney C. Johnson and Lt. Tracy Rumble of the Greenwood Fire Department that their technicians were not allowed to inspect fire suppression systems located in the City of Greenwood unless they had been certified by the fire suppression device manufacturer. Their decision was based on their interpretation of Greenwood Ordinance 6-105, Subsection C, which 360 Inspections felt regulated installations and not inspections. Following a lengthy discussion, Commissioner Brown moved to ask Legal Counsel to check on the Commission's authority to interpret local ordinances, and to have Dean Illingworth, State Building Law Compliance Officer, to research the dangers involved if maintenance and inspections are done by non-Ansel licensed companies. Commissioner Von Deylen made the second. It was voted upon and carried.

5. Variances

Tabled Variances:

18-11-03 Sheridan Ave. Use Change, Sheridan - **amended**

No proponent was available to answer questions. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

15-11-29(b)(c)(d) CityWay Phase II Building A, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. In variance (b) the size of the partial fifth floor/rooftop structures had been reduced from the previous size of 50% of the fourth floor area to a series of "doghouses" with roofed-over landings reached by individual stairs for each unit. The building is sprinklered. Margie Bovard, Indianapolis Fire Department, spoke and indicated that they wished to see the plans. Following discussion, Commissioner Hoch moved to table with a request to provide the rooftop plans. Commissioner Scheurich made the second. It was voted upon and carried. Commissioner Von Deylen abstained. Variance (c) was to provide an enhanced 13K system which would include sprinklering small closets, and a design density increase from .05 gpm to 0.1 gpm per square foot, and provide a design area of 1500 square feet as in an NFPA 13 system. Margie Bovard, Indianapolis Fire Department, stated that an NFPA13 system would protect the structural integrity of the building for search and rescue by fire personnel. Following discussion, Commissioner Brown moved to approve contingent upon the enhanced system document uploaded to the application. Commissioner Hoch made the second. It was voted upon and carried. Commissioner Von Deylen abstained. Variance (d) was to provide areas of refuge in the upper level stairways and a transfer switch in lieu of a standby generator. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Richard. It was voted upon and carried. Commissioner Von Deylen abstained.

15-11-44 Anson Senior Living, Zionsville

The proponent had requested the application be tabled. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

15-12-01 Overlook Notre Dame Building 3, South Bend

The variance was incomplete and ineligible to be heard. Commissioner Jordan moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

15-12-32(a)(b) Library Square, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, appeared as proponent. He requested the variance be tabled. Commissioner Hoch moved to table, with the second by Commissioner Richard. It was voted upon and carried. Commissioner Von Deylen abstained.

15-12-48(a)(b) Nova Health Care, Indianapolis

Julie Grubb, Lynn Hynes Design, spoke as proponent. A second application was determined to be needed, and had been submitted in paper form at the meeting. Copies were provided to the Commissioners. Variance (a) was to allow the sinks in two exam rooms to not meet ADA height

requirements. The sinks are to be used by medical staff only, and compliant sinks are available across the hall. Following discussion which included the need for the ADA notice on the action letter, Commissioner Hoch moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Variance (b) was to allow the turnaround clearance area in a women's bathroom was 2" short of compliance due to an obstruction caused by a column needing to be furred out to provide grab bars. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

16-01-42 Georgia Reeses, Indianapolis

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

16309 Cambria Suites Hotel, Plainfield – *incomplete*

It was noted that the owner had never affirmed the application, filed August 22, 2015, and had made no contact since filing. Commissioner Von Deylen moved to deny, with the second by Commissioner Hoch. It was voted upon and carried.

16428 Harlan Bakeries Fresh Pack Warehouse, Avon – *incomplete*

The application was incomplete and ineligible to be heard. Commissioner Hoch moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

Regular Variances

Chairman Mitchell called for any variances in the block vote to be called out. Commissioner Brown requested 16-01-15(a) The Tasting Room, Zionsville, 16-01-51, Heritage Wood Product Addition, Middlebury, and 16-01-52, R. H. Yoder Enterprises, Shipshewana, be called out. Commissioner Von Deylen then moved to approve the "A" and "B" variances, with the second by Commissioner Hoch. It was voted upon and carried. Commissioner Scheurich then moved to table incomplete "A" and "B" variances 16438(a)(b) Vincennes University Science/Engineering/Math Center, Vincennes, 16497(a)(b)(c)(d) The Flats at Switch, Fishers, and 16536 IMS Hulman Terrace Renovations, Indianapolis. Commissioner Furnish made the second. It was voted upon and carried.

The following variances were approved as submitted:

- (1) 16-01-02 Arbys IUPUI Indiana, Indianapolis
- (2) 16-01-03(a)(b)(c)(d)(e)(f) Indiana State University Cromwell Hall, Terre Haute
- (3) 16-01-04 Timber Ridge Windows, Bloomington

- (4) 16-01-05(a)(b) KHS Stadium Main Bleacher, Kokomo
- (5) 16-01-06 New ReMax Office Building, Floyd Knobs
- (6) 16-01-07 Camden Oaks, Indianapolis
- (7) 16-01-08(a)(b)(c)(d) IMS Grandstands Renovation, Indianapolis
- (8) 16-01-09 Portage Countryside Park, Portage
- (9) 16-01-10(a)(b) Delta Tau Delta, Bloomington
- (10) 16-01-11 Coast to Coast Imports, Indianapolis
- (11) 16-01-12 Renovations to Georgetowne Place, Ft. Wayne
- (12) 16-01-13 Memorial Hospital, South Bend
- (13) 16-01-14 North White Jr/Sr High School Addition, Monroeville
- (14) 16-01-16(a)(b) Crackers Comedy Club Remodel, Indianapolis
- (15) 16-01-17 Reliant Partners, Indianapolis
- (16) 16-01-39 ICE Indianapolis Tenant Build-Out, Indianapolis
- (17) 16-01-40 IFD Station 10 Addition, Indianapolis
- (18) 16-01-41 Removal of Fire Hose in Office Building, Merrillville

The following variances were heard separately:

- (19) 16-01-01 Chapel at Winery, Seymour

Thomas Pottschmidt, Pottschmidt Engineering, spoke as proponent. A previous variance request to omit sprinklers had been submitted and was denied in May of 2015. The proponent had researched "wedding barns" online and had found several which matched the same conditions present that were present in his project. He stated the owner would provide a second exit, and that the barn would be used mostly for inclement weather. During discussion, the proponent was asked if he had done a Chapter 34 evaluation, to which he replied no, but would be happy to do so. Commissioner Brown also suggested he look into sprinklering only the upper assembly area of the barn. Commissioner Hoch then moved to table to allow the evaluation. Commissioner Scheurich made the second. It was voted upon and carried.

- (20) 16-01-15(a)(b) The Tasting Room, Zionsville

Carrie Ballenger, RTM Consultants, spoke as proponent. Commissioner Brown had called out (a) in error, having actually wanting to discuss (b) which dealt with no sprinklers in concealed spaces. He didn't think the Commission should be changing the NFPA Standards like this because, when you're told it's a 13 system, certain things, such as sprinklers in concealed spaces, are assumed to be present. You should get the Standards changed by going through the proper change process. The proponent explained that this space had been granted the same variance, with the condition of heat detectors in the concealed spaces, last month under a different tenant for the same thing. She noted they would be installing the heat detectors. Josh Frost, Zionsville Fire Department, also addressed the Commission. He asked that the heat detectors be required, at a minimum, if they were granted a variance. Noting that they have not yet provided plans, he also requested that if work in the space

results in an increased requirement for sprinklers, that they add uprights in the concealed space. Following discussion, Commissioner Brown moved to set aside the previous motion to approve on (b). Commissioner Von Deylen made the second. It was voted upon and carried. Commissioner Von Deylen then moved to approve both (a) and (b) with the condition that heat detectors are to be installed in the concealed spaces, and that if the scope of work increases, they install appropriate protection at that time. Commissioner Hoch made the second. It was voted upon and carried with one nay.

(21) 16-01-18(a)(b)(c) The Escape Room, Indianapolis

Dennis Bradshaw, FP&C Consultants, spoke as proponent. Also present was the owner of The Escape Room, Scott Neal. The Escape Room, a team-building program housed in the second floor of The Old Spaghetti Factory building, has been called a special use amusement by Code Enforcement. The facility is a set of suites in which various sets of problems, riddles, and puzzles must be solved in sixty minutes by each team to get the codes to open doors which allow them to move on through the suite to reach and open the exit door. The teams, made of six to twelve persons, are under constant observation via a video camera system with a dedicated observer for each suite. The building is sprinklered with an NFPA 13 system, and a voice alarm and a smoke detection system is being installed. Shelly Wakefield, reviewer for the City of Indianapolis, noted that the voice alarm is required, as is low-level exit lighting which was not on the plans. She also requested that "6 to 12 persons in each suite" be in the variance as it was not in the application. Variance (a) is to allow the non-compliant doors to remain as they currently are, since they are designed to be a part of the program. Once a door has been opened, it remains open so the participants can return the way they entered, and a release button is installed at the main exit door to override the electronic lock. The doors will release at the loss of power or alarm activation. A Chapter 34 had been done, and the owners of the business had also recently hired a design professional to assist them. The suites would hold a total of 46 persons, and the lobby will hold 50. Following discussion, Commissioner Richard moved to table the application to allow the proponent to present a copy of the Chapter 34 evaluation, a detailed code summary, a set of plans, with the established firewatch to remain in place. Commissioner Brown made the second. It was voted upon and carried.

Breaking and reconvening Vice-Chairman Mitchell recessed the Commission at 10:32 a.m. It was called back to order at 10:43 a.m.

(22) 16-01-19(a)(b) Greenwood Community High School Addition, Greenwood

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow a bank of exit doors in the existing building to be closed during construction of an activity center addition. Egress will be redirected to an area by the pool, with additional exits being created. There are no egress width issues. Construction is slated to begin May 30, 2016 and

end January 1, 2017. The building is fully sprinklered, and the sprinklers will remain functional during construction. Following discussion, Commissioner Furnish moved to approve both (a) and (b), with the second by Commissioner Hoch. It was voted upon and carried.

(23) 16-01-20(a)(b) The Foundry at 304, Bloomington

Dennis Bradshaw, FP&C Consultants, spoke as proponent. A previous variance had been heard in 2014, using the 2008 codes. No construction had begun in the allowable time, and the CDR had expired. The CDR and variances had to be refiled due to a code change having occurred. Variance (a) was to allow the four-story building, with two penthouse units on the fourth floor and variable roof heights, to not have an enclosed stairway to the roof. Variance (b) was to allow the use of close spaced sprinklers to protect unrated openings in a covered exterior breezeway constructed as a 1-hour corridor. Following discussion, Commissioner Von Deylen moved to approve both, with the second by Commissioner Hoch. It was voted upon and carried.

(24) 16-01-21(a)(b)(c)(d) 934 Fletcher, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) and (d) were in the A/B category. Variance (b) was a request to allow the floor structure over the parking garage to be of wood construction. The area is separated by a 2-hour fire wall and a 2-hour horizontal separation, and protected by an NFPA 13 sprinkler system. Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Commissioner Von Deylen abstained. Variance (c) was to allow the garages, at 8,350 square feet, to exceed the allowable area, with a 1-hour occupancy separation. The garage is sprinklered with an NFPA 13 system. Commissioner Brown moved to approve (a)(c) and (d), with the second by Commissioner Hoch. It was voted upon and carried. Commissioner Von Deylen abstained.

(25) 16-01-22(a)(b)(c)(d) Kindergarten Center Addition to Homecroft Elementary, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Variance (a) was to allow the existing building to not comply with the requirement for a fire hydrant within 400 feet. The addition will be within the required distance, and has not made the existing non-compliance of the existing building worse. Commissioner Hoch moved no variance required, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (b) was to allow the pedestrian walkway to omit the rated door assemblies at each end of the sprinklered walkway. The addition and walkway are sprinklered, but the existing building is not. Commissioner Brown moved to approve with the condition that non-rated

doors of the walkway are to have closers. Commissioner Von Deylen made the second. It was voted upon and carried. Variance (c) was to allow the existing building to be placed into non-compliance of allowable floor area for a Type II-B building by the classroom addition. Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (d) was a request to allow the existing fire access road to remain at 19 feet wide on the east side of the existing building. The addition will provide the compliant 20 foot width. Commissioner Hoch moved no variance required, with the second by Commissioner Von Deylen. It was voted upon and carried.

(26) 16-01-23 Library Square. Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Four levels of Type V-A construction apartments will be above a podium of Type I-A construction. There are eleven stairways from eleven apartment units going from the units to unenclosed outdoor decks on the roof. There is one additional stairway to the roof from the exit stair. Landings are to be sprinklered. The proponent had asked if the stairways would be considered another story. Commissioner Brown expressed concern that the stairways would increase the possibility of fire spread to the roof. Following discussion, Commissioner Hoch moved no variance required, with the second by Commissioner Jordan. It was voted upon and carried with one nay. Commissioner Von Deylen abstained.

(27) 16-01-24 Celebration Wedding Chapel, North Vernon

Bernie Hausberger, FPBH Engineers, spoke as proponent. Amended plans were distributed to the members of the Commission. The request was to omit sprinklers in the single story facility. There will be five sets of 72" doors around the perimeter of the building, giving a 40 foot path of travel to an exit leading directly to the exterior. There will be an NFPA 72 alarm system, and egress lighting as well. This is a rural water system, and a bid of \$158,240 was received for installing sprinklers and laying water lines. Walter Knaepple, Fire and Building Code Enforcement, advised the Commission that the owner and proponent had been working with both himself and the locals from early in the project. Following discussion, Commissioner Von Deylen moved to approve based on the revised plans provided and corrected door swing, with the second by Commissioner Hoch. It was voted upon and carried, with one nay.

(28) 16-01-25 Approval of Existing 6th Street Elevator, Terre Haute

No proponent was available for questions. Commissioner Scheurich moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

- (29) 16-01-26 Polk Building, Greenwood

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The existing building was being converted to an autism center, which is an I-4 occupancy. The request was to be allowed to use the 2015 International Existing Building Code Chapter 10, Change of Occupancy, which specifically deals with I-4 occupancies. This code has not been adopted in Indiana. Discussions have been held with Greenwood officials, and they are not opposed. Lowell Webber, Greenwood Building Commissioner, addressed the Commission and stated they were comfortable with the project. The owner will comply with all of Chapter 10. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

- (35) 16-01-27 Justin Bieber Concert Stage, Indianapolis

No proponent was available for questions. Commissioner Scheurich moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

- (36) 16-01-28(a)(b)(c) Winter House Apartments 1st Floor Remodel, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) was a request to allow the occupancy of the lounge and lobby spaces to be designed as a B Occupancy, with an actual occupant load of less than 50 occupants in each, instead of the calculated occupant load at 15 square feet per person. An NFPA 72 total coverage sprinkler system will be installed for the first floor only, since floors two through nine are not being renovated. Following discussion of questions by Jeff Dean, City of Indianapolis, Commissioner Von Deylen moved to approve with the condition that an NFPA total coverage sprinkler system be tied to the existing alarm system. Commissioner Hoch made the second. It was voted upon and carried with one nay. Variance (b) was to allow the existing exterior canopy to remain non-rated and serve as the roof of the 160 square foot vestibule infill which serves to control entry into the building. Following discussion, Commissioner Von Deylen moved to approve both (b) and (c), with the second by Commissioner Hoch. It was voted upon and carried, with one nay.

- (37) 16-01-29 St. Joseph Brewery and Public House, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The facility uses an infrared beam smoke detection system for the 50 foot tall frontage of the building, required by their Chapter 34. One set of beams runs east to west, while the other set runs north to south. The brew kettles, during cold weather, create steam which triggers false alarm signals. The

request is to shut down the east to west beam, while maintaining the north to south set of beams to resolve the alarm issue. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

(38) 16-01-30 PedCor Square Building 5, Carmel

Melissa Tupper, RTM Consultants, spoke as proponent. The request was to allow the fifth building of the project to be constructed over an existing underground parking garage, built under variance 05-03-31, and to be unlimited area. They would be sprinklered. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Richard. It was voted upon and carried.

(39) 16-01-31 Additions and Renovations to Indianapolis Public Library Warren Branch, Indianapolis

The existing entrance to the, unsprinklered building was being enclosed. This increased the fire area by 464 square feet without enlarging the footprint of the building, and triggering the requirement for the building to be sprinklered. A new 24 square foot entrance is also being constructed. The building will be protected with smoke and fire detectors throughout. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried, with one nay.

(40) 16-01-32 Goosetown Restaurant, Evansville

Carrie Ballinger, RTM Consultants, spoke as proponent. This hood variance request had been previously been filed and denied. An appeal of the denial was filed, the Administrative Law Judge had written a Non-Final Order of Dismissal, and the Commission had requested briefs. In the meantime, the owner had refiled the variance application with a change in the code cite. This request was to omit the Type 1 hood from over the wood-fired pizza oven using 2014 IMC 507.2, Table 507.2. The oven is a direct-vent oven system called a fireplace stove, and it complies with NFPA 96. Following discussion and a short presentation from Craig Burgess, Plan Review, Commissioner Hoch moved no variance required, with the second by Commissioner Von Deylen. It was voted upon and carried. Commissioner Von Deylen then moved to vacate the order and dismiss the case, with the second by Commissioner Hoch. It was voted upon and carried.

(41) 16-01-33(a)(b) Taylor University Reade Liberal Arts Center, Upland

Melissa Tupper, RTM Consultants, spoke as proponent. The request in variance (a) was to allow the exits to be $\frac{1}{3}$ the overall diagonal of the room as if it were sprinklered, instead of the $\frac{1}{2}$ of the overall diagonal for which it qualified. The building will be sprinklered during

future renovations. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (b) was to allow no more than 49 occupants in the classroom with a single exit. The room's calculated occupancy based on usable square footage for seating was 45. Following discussion, Commissioner Hoch moved to approve with the condition that there not be more than 49 occupants in the space, with the second by Commissioner Von Deylen. It was voted upon and carried.

Breaking and reconvening. Chairman Hawkins recessed the Commission at 11:59 a.m. It was called back to order at 1:00 p.m.

(42) 16-01-34 McCurdy Apartments, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. The building, on the historic register and yet in danger of being razed, had been granted variances and a CDR under the 2008 code. They had experience delays and funding issues, which led to the CDR expiring due to lack of construction activity. The request is to renew the CDR issued under the 2008 code so that they can begin work without having to completely refile all their paperwork and re-work their plans to comply with the 2014 code. This would cost \$250,000 and take months to complete, neither of which they can afford. All the information on the plans and the variances remains the same. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

(43) 16-01-35(a)(b)(c) IU School of Informatics and Computing, Bloomington

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) was to allow dampers in the air transfer openings in the atrium walls of the second and fourth floors to be omitted. The slot diffusers in these smoke partition walls are not designed to be used with dampers. A VESDA air sampling system will be provided to shut down the associated air handling systems and return air systems upon actuation. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Richard. It was voted upon and carried. Variance (b) was to allow sprinklers used for the protection of nonrated glazed openings and doors on the second and fourth floors to not fully wet the surfaces. There are horizontal mullions at the 8' level of the glass wall, and vertical mullions spaced at 3'2" along the back side of the glass wall. Sprinklers spaced at 6' on center will be placed on both sides of the glass wall at the ceiling level, at 4" and 12" from the glass, with an increased sprinkler discharge rate. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (c) is to allow an egress door from the atrium into the south wing on floors 2, 3 and 4 to use a delayed egress device from 7 pm to 7 am to restrict access into the wing.

Each floor has a small, open assembly space, so the business occupancy exception does not apply. The locks would open at sprinkler activation or power failure. Following discussion, Commissioner Richard moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

(44) 16-01-36(a)(b) Indiana Convention Center, Indianapolis

Christina Colleter, RTM Consultants, spoke as proponent. Three shafts, two located on the north end of the Sagamore Ballroom and the other by the convention center offices, do not comply with current or code of record for duct penetrations. The request in variance (a) was to allow them to remain as they are, and reconstruct the floor with smoke resistive construction. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (b) was to allow the removal of a smoke control system in the corridor north of the Sagamore Ballroom. The system has never been tested, and was designed to address two-story openings which are now permitted per the 2012 IBC. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Richard. It was voted upon and carried.

(45) 16-01-37(a)(b)(c) Kindergarten Center Addition to Douglas MacArthur Elementary School, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. In variance (a), a pedestrian walkway will be connecting a sprinklered addition and an existing non-sprinklered building. The request is to omit the rated connectors and rated door assemblies at each end of the walkway. The walkway will be sprinklered. Commissioner Brown asked if closers will be installed, with the proponent agreeing to their installation. Commissioner Brown then moved to approve with the condition that closers be installed. Commissioner Richard making the second. It was voted upon and carried. Variance (b) was to allow the existing building to remain unsprinklered. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (c) was to allow the existing building to be in noncompliance due to the additions. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Richard. It was voted upon and carried.

(46) 16-01-38(a)(b) Custom Floors, Inc., Fishers

Scott Perez, Arxtheon Consulting, Inc., spoke as proponent. In variance (a), a small enclosed office and two three-sided cubes had been constructed within the rack system of the building without being filed with Plan Review. The proponent stated that sprinkler

heads will be installed in each room and the walls will be treated with spray-on fire retardant. Following discussion, Commissioner Richard moved to approve, with the condition they must install sprinkler heads and file with Plan Review. Commissioner Jordan made the second. It was voted upon and carried with one nay. Variance (b) was a request to omit sprinkler heads over the rolled carpet rack. The owner was concerned that when rolls are re-racked, sprinkler heads may be damaged. Following discussion, Commissioner Hoch moved to table to allow the proponent time to research the sprinkler design and materials stored, with the second by Commissioner Von Deylen. It was voted upon and carried.

- (47) 16-01-43 1132 Building Decommissioning, Terre Haute

No proponent was available to answer questions. Commissioner Hoch moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

- (48) 16-01-44 IndyGo Solar Array, Indianapolis

Mike Morely, Telamon Corporation, spoke as proponent. Margie Bovard, Indianapolis Fire Department, had recommended seeking a variance for the 1 megawatt solar display at the IndyGo facility to be used to charge about half of their electric bus fleet. The solar panels, resting at a 5° angle 10" to 24" above the surface of the roof, were located on the south portion of the sprinklered building. The centerline axis pathway was not provided. The request was to omit the centerline pathway due to significant shading issues which would reduce the production of the array. The building is sprinklered and equipped with twelve exhaust fans and eight air handlers. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

- (49) 16-01-45 640 Industrial Parkway Building, Elkhart

No proponent was available for questions. Commissioner Jordan moved to table, with the second by Commissioner Furnish. It was voted upon and carried.

- (50) 16-01-46(a)(b)(c)(d)(e) Transcendent Healthcare LLC, Boonville

Roger Lehman, RLehman Consulting, spoke as proponent. An addition of Type V-A construction was made to an existing healthcare facility of Type III-B construction. Variance (b) was a request to omit a 2-hour fire wall separation between the "B" and "I" occupancies, and instead provide a 2-hour fire barrier using intumescent paint to a 30 ml

depth or close spaced sprinklers. Following discussion, Commissioner Brown moved to approve with the condition that sprinklers are to be provided on new construction side of the separation wall, and sprinklers plus luminescent paint on the existing construction side of the wall. Commissioner Hoch made the second. It was voted upon and carried. The proponent then asked if they could file for a change of occupancy designation from an "I" to a "B" now that they had been granted the variance. Craig Burgess, Plan Review, said he did not have a problem with that. Variance (a) and (e) were then withdrawn by the proponent. Variance (c) had been eligible for the block vote. Commissioner Von Deylen moved to approve, with the second by Commissioner Furnish. It was voted upon and carried. Variance (d) was to allow a ramp to have a rise of 32' in lieu of the 30' allowed by code, due to the cost to correct errors in the construction. Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

(51) 16-01-47 IUPUI Ball Hall Fire Alarm System, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow a heat detector to be installed above each NAC panel in the alcove containing the kitchenette rooms. NFPA 72 requires a smoke detector above each NAC panel, and this is an effort to avoid false alarms. There is a corridor smoke detection system in place already. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

(52) 16-01-48(a)(b) Developertown, Indianapolis

Nancy Long and Marcus Crouch, A-1 Expeditors, spoke as proponents. Also presenting was Mark Riffey, Ryan Fire Protection. Mr. Riffey had done the original study and layout of the sprinkler system, mimicking the layout used in the mobile home manufacturing industry. He recommended they use an extra hazard group two sprinkler design, and it was installed. The request was to omit the sprinklers in each kiosk, as called for by the inspector. Each unit will have a fire extinguisher mounted inside. Jeff Dean, City of Indianapolis, also spoke. Commissioner Hoch moved to approve both variances with the condition that the units are to be inspected each time they are moved. Commissioner Scheurich made the second. It was voted upon and carried. Commissioner Von Deylen abstained.

(53) 16-01-49 St. Vincent House, Indianapolis

Melissa Tupper, RTM Consultants, spoke as proponent. The facility operates as does a Ronald McDonald House, offering families of patients a convenient place to stay. There are A-3 occupancy areas on the second floor which serve as a dining area and a classroom/multi-use area, and are not on a level of exit discharge as required by code. The

request is to allow the facility to use an NFPA 13R system with non-residential areas to be protected to the level of an NFPA 13 system. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

- (54) 16-01-50 Griebel Law Office, Churubusco

Stephen Griebel, owner, spoke as proponent. A 115 year old home had previously been converted to apartments/duplex. The current owner would like to use Rule 13 to convert it to a mixed use group B, one apartment for his law office and rent the other single family dwelling/apartment. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

- (55) 16-01-51 Heritage Wood Product Addition, Middlebury

- (56) 16-01-52 R H Yoder Enterprises, Shipshewana

Commissioner Brown had pulled these applications from the block vote for individual consideration. He did not think an NFPA 664 is a reasonable substitute for a sprinklered building. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried with one nay vote.

- (57) 16-01-53 Indiana Railway Museum Tent, French Lick

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Richard. It was voted upon and carried.

- (58) 16500 Everest Excavating, Warsaw - *incomplete*

- (59) 16539(a)(b)(c)(d)(e) SAI Engine Expansion, Lafayette - *incomplete*

- (60) 16543 Sherman Drive BP, Indianapolis - *incomplete*

- (61) 16545(a)(b)(c)(d)(e)(f) SAI Warehouse 12 & 13, Lafayette - *incomplete*

Commissioner Von Deylen moved to table the incomplete C/D/NVR variances. Commissioner Hoch made the second. It was voted upon and carried.

(62) 16-01-54 American Red Cross, Indianapolis

Ralph Gerdes, Ralph Gerdes Consulting, spoke as proponent. A men's and a women's shower had been cited by the City of Indianapolis for shower heads and grab bars not complying with the ANSI accessibility code. The showers did comply with the Federal ADA guidelines. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

6. Discussion and Commission Actions on Petition for Review (Timely filed unless otherwise noted)

Agudath Israel Campus Bunkhouse
Denial of Variance 15-09-61

Ordinance No. 15-05-04-01
White County, Indiana

Commissioner Von Deylen moved to grant the Petitions for Review, with the second by Commissioner . It was voted upon and carried.

7. Discussion and Possible Commission Action

631 Apartments
Administrative Cause No. DHS-1527-FPBSC- 021
Non-Final Order of Dismissal

Commissioner Brown moved to affirm the non-final order of Dismissal. Commissioner Furnish made the second. It was voted upon and carried.

Goosetown Restaurant
Administrative Cause No. DHS 1518-FPBSC- 013
Findings of Fact, Conclusions of Law, and Non-Final Order
Review of Parties Briefs

The appeal had been vacated earlier in the meeting.

8. Discussion of Request for Reconsideration of #15-11-47 MLK Apartments, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The project had been given a conditional release by the City of Indianapolis, requiring clarification by the Commission as to their intentions when the variance was granted. The proponent had provided several instances of variances being granted for the same requests made in variance 15-11-47 by the applicant. Also present was Jeff Dean, City of Indianapolis, and Crystal Nanney, a third party reviewer for the City of Indianapolis. Following a lengthy discussion of issues 2, 3, and 5 of the conditional second review, concerning 2014 IBC 705.3, 2014 IBC 602, and Chapter 34 evaluation, as called out by the reviewer, Commissioner Von Deylen moved to affirm the original decision, with the second by Commissioner Hoch. It was voted upon and carried.

9. Comments – Vice-Chairman Mitchell

Vice-Chairman Mitchell had no further comments.

10. Adjournment

Vice-Chairman Mitchell then adjourned the meeting at 3:18 p.m.

APPROVED

John Hawkins, Chairman

